



St Johns Road, Eastham

£270,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this beautifully presented semi-detached home, perfectly nestled in a sought-after residential area and enjoying a stunning backdrop of tranquil parkland. Full of charm and character, this delightful property offers a warm and inviting living space, ideal for families or anyone looking to enjoy a peaceful yet convenient lifestyle. Step inside to find a welcoming hallway that leads into a bright and spacious lounge, complete with a bay window and an elegant feature fireplace – the perfect spot to unwind. A second sitting room also boasts a charming fireplace with a gas stove, creating a cosy atmosphere throughout. The stylish fitted kitchen dining room provide a fantastic space for entertaining, with plenty of room for family meals or hosting guests. Upstairs, you'll discover three generously sized bedrooms and a beautifully finished four-piece bathroom, combining modern comfort with timeless design. From the second bedroom, stairs lead up to a loft room, offering versatile extra space ideal for a home office, hobby room, or additional storage. Outside, the front driveway provides off-road parking, while the rear garden is truly a highlight – a wonderfully private and serene space with a patio area, garage, storage sheds, and direct gated access into the lovely Torr Park. Ideally located, this charming home is within easy reach of local shops, excellent schools, and all the amenities you could need. With its picturesque setting, tasteful interiors, and fantastic location, this property is not to be missed. Council tax band C. Freehold.



#### **Hallway**

13'8" (4.17m) x 5'11" (1.8m)

#### **Lounge**

13'10" (4.22m) Into Bay x 11'10" (3.61m)

#### **Sitting Room**

14'4" (4.37m) x 10'8" (3.25m)

#### **Kitchen Dining Room**

20'0" (6.1m) x 7'1" (2.16m)



#### **Bedroom One**

15'4" (4.67m) Into Bay x 11'9" (3.58m) Into Wardrobe Recess

#### **Bedroom Two**

12'9" (3.89m) x 10'9" (3.28m)

#### **Bedroom Three**

7'4" (2.24m) x 6'2" (1.88m)

#### **Bathroom**

9'1" (2.77m) x 7'2" (2.18m)

#### **Loft Room**

12'0" (3.66m) Max x 12'0" (3.66m) Max  
Restricted head height









GROUND FLOOR  
612 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR  
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Issue with reference 01516446000

## Contact Us:

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